



**CRABTREE  
CENTER**

## PROPERTY HIGHLIGHTS

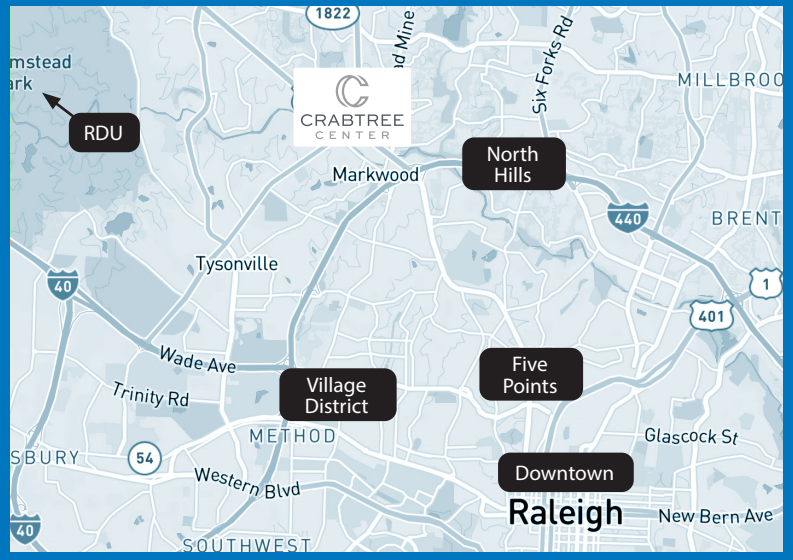
Pricing \$28.50 / SF – Full Service

### New Renovations

- Freshly painted exterior
- Brand new lobbies with Class A finishes
- Improved HVAC system
- Local North Carolina art exhibited throughout
- New specialty light fixtures
- Updated landscape design

### Property Features

- Incredible value for in demand location
- Local property management
- Convenient access to all parts of Raleigh via Glenwood Avenue, Creedmoor Road, and I-440
- Ample free parking
- Upfit negotiable
- Walkable to Crabtree Valley Mall - 35+ restaurants



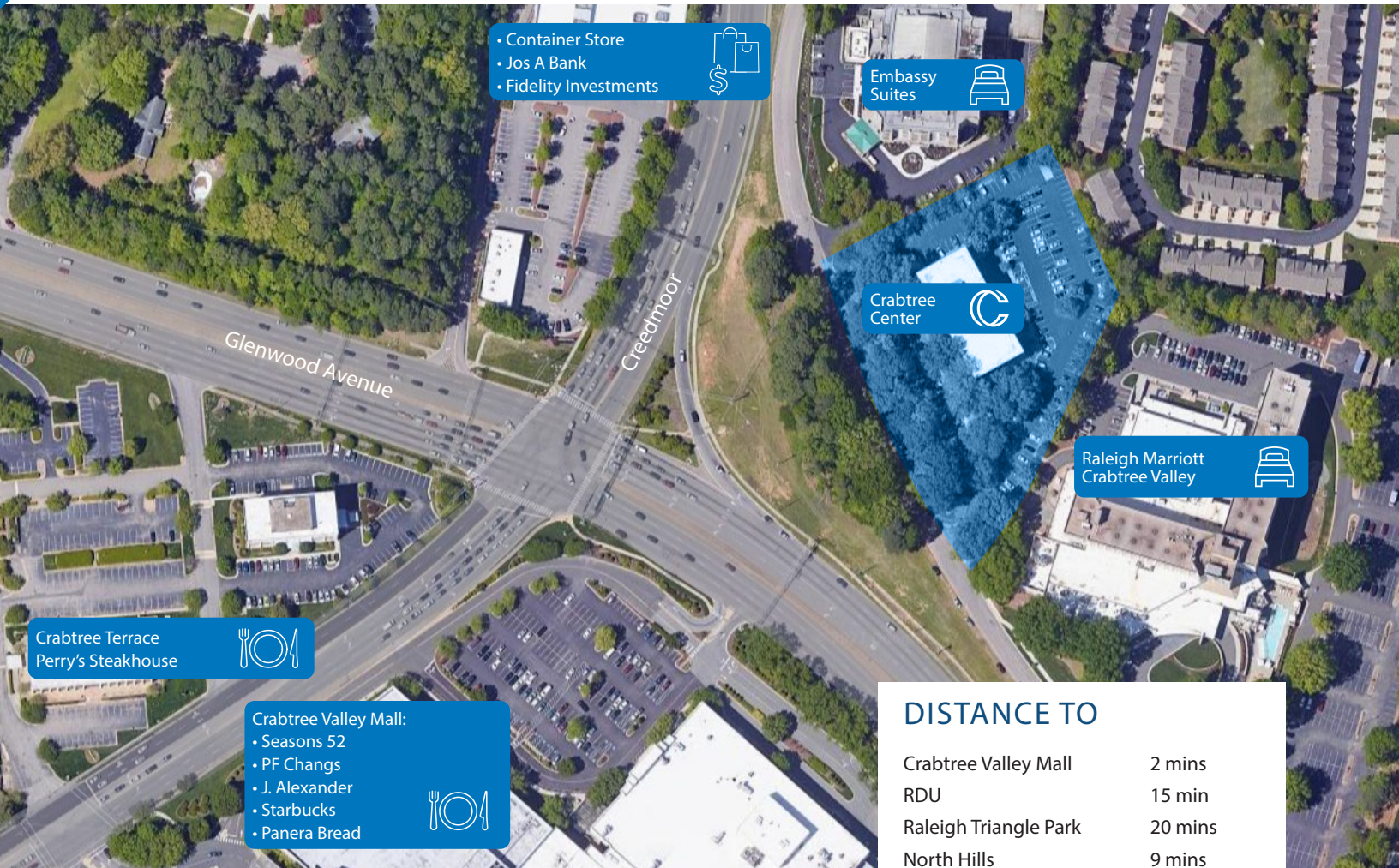
Crabtree Center  
4600 Marriott Drive  
Raleigh, NC 27612



**Grubb  
Ventures**

### CONTACT >

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- Container Store
- Jos A Bank
- Fidelity Investments

Embassy Suites

Crabtree Center

Raleigh Marriott Crabtree Valley

Crabtree Terrace  
Perry's Steakhouse

Crabtree Valley Mall:  
 • Seasons 52  
 • PF Changs  
 • J. Alexander  
 • Starbucks  
 • Panera Bread

### DISTANCE TO

Crabtree Valley Mall	2 mins
RDU	15 min
Raleigh Triangle Park	20 mins
North Hills	9 mins
Village District	11 mins
Glenwood South	13 mins
Downtown Raleigh	16 mins

Newly renovated, Crabtree Center offers a unique Class A office space with a location that caters exceptionally well to clients and staff.

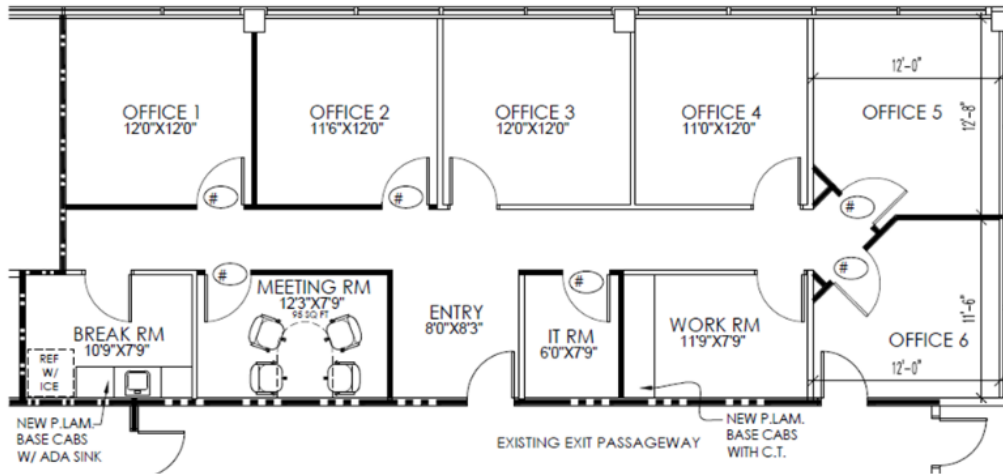
Conveniently located, positioned perfectly at the intersection of Glenwood Avenue and Creedmoor Road, this property is directly across from Crabtree Valley Mall's premier shopping and dining and minutes from North Hills, Cameron Village, Raleigh-Durham International Airport, Downtown Raleigh, and Raleigh Triangle Park. With dual entry points this property offers great access paired with abundant parking for staff and visitors alike.



**AVAILABLE FOR LEASE**

**SUITE 120**

1,789 RSF



**Move in ready!**  
**First floor entry**  
**6 offices, break-room, & small conference room**

